

86 Old Church Road
Chingford
E4 8BX

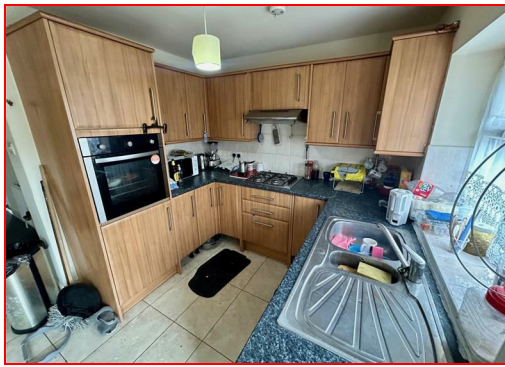
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Westward Road, E4 8QJ



Asking Price £550,000 Freehold



Kings Group present this 3 bedroom semi-detached property to the market. The ground floor consisting of an entrance hallway, living room with bay window, extended kitchen diner and a shower room. On the first floor are two double bedrooms, and single bedroom and the partially tiled family bathroom. At the rear of the property is a brick built fully equipped annex with all utility services, and includes a conservatory for the summer months, furthermore a wooden cabin fitted also equipped with utility services is also included toward the back of the rear garden. At the front of the property is a paved front garden and shared drive. Constructed with brick and tile, features mains water, electric and gas heating.

Situated on the ever sought after Westward Road, a peaceful residential road in the heart of South Chingford and only a short walk to Chingford Mount, offering easy access to Walthamstow & Highams Park station as well as the A406.

FREEHOLD
Council Tax Band D
EPC Rating D

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Poor
Three - Poor
Vodafone - Good

Broadband (estimated speeds)
Standard 6 mbps
Superfast -
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

ENTRANCE HALL

LIVING ROOM 14'5 x 11'7

LOUNGE/ DINING AREA 21'2 x 11'7

KITCHEN 9'10 x 8'10

SHOWER ROOM 8'3 x 5'5

1ST FLOOR LANDING

BEDROOM 12'10 x 10'11

BEDROOM 12'7 x 10'11

BEDROOM 7'7 x 5'2

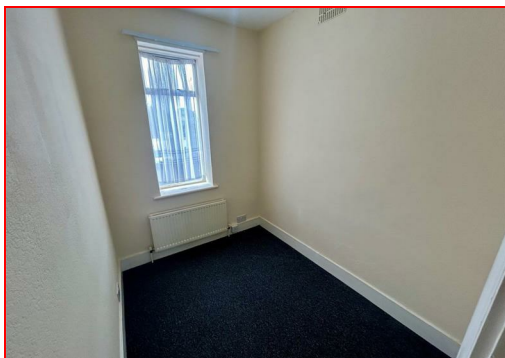
BATHROOM 6'6 x 6'1

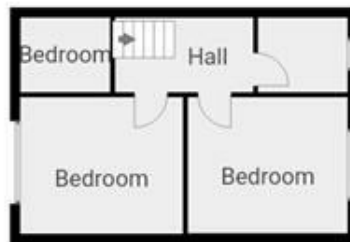
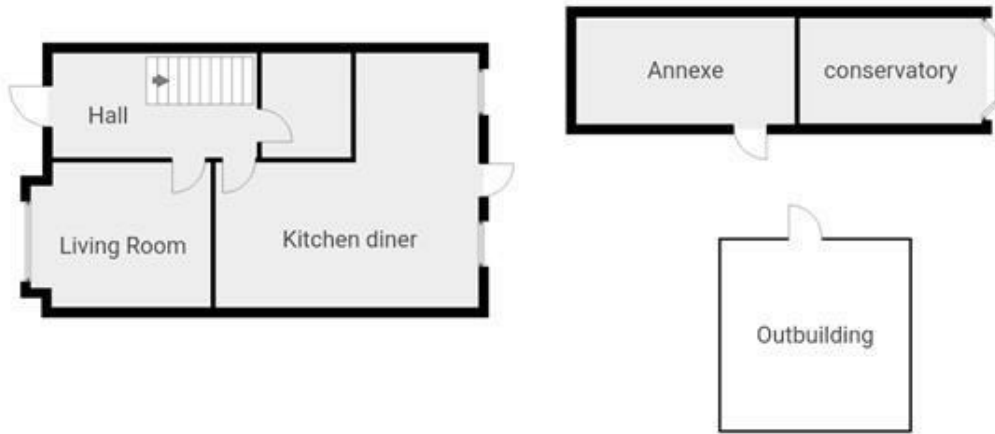
ANNEX 19'2 x 8'7

CABIN 15'7 x 15'5

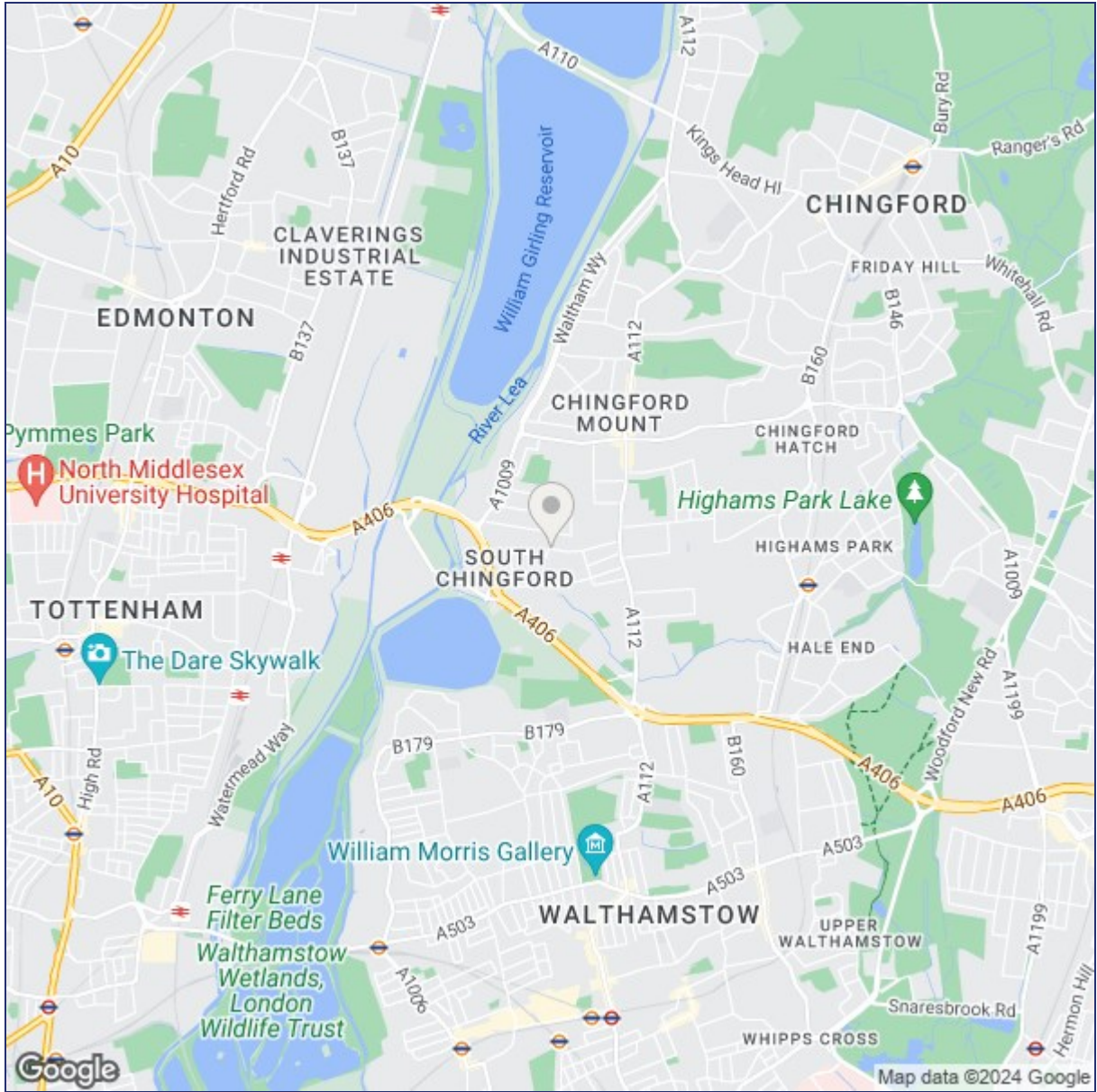
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	66		83
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

